



ORDER RECEIVED FOR FILING

DATE September 19, 1981

BY

ADMINISTRATIVE

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would be an unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of September, 1981, that the herein Petition for Variance(s) to permit a setback of 78 feet to the center line of the street in lieu of the required 100 feet and a yard setbacks of 15 feet and 35 feet in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jean M.H. Jung*  
Deputy Zoning Commissioner of  
Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

August 24, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 5, Zoning Advisory Committee Meeting of July 7, 1981, are as follows:

Property Owner: Philip and Beatrice Houck  
Location: W/S Thompson Avenue 440' N. from centerline of Deer Park Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit a setback of 78' to the center of Thompson Avenue in lieu of the required 100' and a side setback of 15' and 35' in lieu of the required 50' each.

Acres: 100 x 220  
District: 4th

The proposed dwelling will be served by a proposed well and sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until June 15, 1984.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

The proposed house location will not interfere with the proposed location of either the well or septic system.

Prior to occupancy of the dwelling, the potability of the water supply must be verified by collection of a chemical and bacteriological water sample.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mg



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Philip & Beatrice Houck

Location: W/S Thompson Avenue 440' N. from centerline of Deer Park Road

Item No.: 5 Zoning Agenda: Meeting of July 7, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Haggart*  
Noted and Approved: *George M. Haggart*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb/nr

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: July 6, 1981  
FROM: Charles E. (Ted) Burham  
Zoning Advisory Committee  
SUBJECT: Meeting of July 7, 1981

ITEM NO. 248 STANDARD COMMENTS

ITEM NO. 1 SEE COMMENTS

ITEM NO. 2 STANDARD COMMENTS

ITEM NO. 3 SEE COMMENTS

ITEM NO. 4 STANDARD COMMENTS

ITEM NO. 5 STANDARD COMMENTS

*Charles E. Burham*  
Charles E. (Ted) Burham  
Plans Review Supervisor

CEB/rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: July 7, 1981

RE: Item No: 248, 1, 2, 3, 4, 5  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

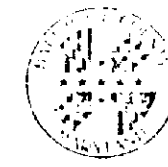
District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

September 18, 1981

Mr. & Mrs. Philip Houck  
11200 Thompson Avenue  
Reisterstown, Maryland 21136

RE: Petition for Variances  
W/S of Thompson Ave., 440' N of the  
center line of Deer Park Rd. - 4th  
Election District  
Philip Houck, et ux - Petitioners  
NO. 82-82-A (Item No. 5)

Dear Mr. & Mrs. Houck:

I have this date passed my Order in the above captioned matter in accordance with the attached.

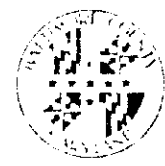
Very truly yours,

*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/rac

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

September 10, 1981

Mr. and Mrs. Philip Houck  
11200 Thompson Avenue  
Reisterstown, Maryland 21136

RE: Petition for Variance  
W/S Thompson Ave., 440' N of Center line of  
Deer Park Rd.  
Case #25-02-A

Dear Mr. and Mrs. Houck:

This is to advise you that \$40.45 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

### DESCRIPTION

Beginning at a point, west side of Thompson Avenue, 110 feet north from the center line of Deer Park Road, thence S 81° 35' N - 220', S 10° 20' E - 100', N 80° 35' E - 220', S 10° 20' W - 100' to the point of beginning. Also known as 11200 Thompson Avenue.



# PETITION FOR VARIANCE

4th DISTRICT

ZONING: Petition for Variance

LOCATION: West side of Thompson Ave., 440' North of centerline of Deer Park Rd.

DATE & TIME: Thursday, September 17, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a setback of 78' to the center of the road instead of the required 100' and side yard setbacks of 15' and 35' instead of the required 50'

The Zoning Regulation to be excepted as follows:

Section 1A03.4B.4 - minimum building setbacks in an R, C, 4 Zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Philip Houck, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, September 17, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Mr. & Mrs. Philip Houck  
11100 Thompson Avenue  
Reisterstown, Maryland 21136

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of July, 1981.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Philip & Beatrice Houck

Petitioner's Attorney Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 26 day of June, 1981.

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 5  
*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner Philip Houck Submitted by: *Same*  
Petitioner's Attorney Reviewed by: *uon*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 82-82  
Building Permit Application  
No. 41" Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*Philip Houck*  
Beatrice Houck

0899/11/81

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>uon</i>			Revised Plans: Change in outline or description						Yes No	
Previous case:			Map #		1C					

Item # 5

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: September 17, 1981

Posted for: *Thompson*

Petitioner: *Philip Houck et ux*

Location of property: *W. Thompson Ave. 440' north of*

Location of Signs: *at intersection of Thompson Ave. & Deer Park Rd.*

Remarks: *Building Permit Application No. 41"*

Posted by: *William E. Hammond* Date of return: *Sept 17, 1981*

Number of Signs: *4*

Mr. and Mrs. Philip Houck  
11100 Thompson Avenue  
Reisterstown, Maryland 21136

August 20, 1981

## NOTICE OF HEARING

RE: Petition for Variance  
W/s Thompson Ave., 440' N of CL of Deer Park Rd.  
Case #82-82-A

TIME: 9:30 A.M.

DATE: Thursday, September 17, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning

TO: \_\_\_\_\_ Date: September 3, 1981

FROM: \_\_\_\_\_

SUBJECT: Petition No. 82-82-A Item 5

Petition for Variance  
West side of Thompson Avenue, 440' North of centerline of Deer Park Road  
Petitioner- Philip Houck, et ux

Fourth District

HEARING: Thursday, September 17, 1981

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ob

## COMMUNITY TIMES Office of The Carroll County Times

Westminster, Md. August 27, 1981

THIS IS TO CERTIFY that the annexed \_\_\_\_\_  
was published for one (1) successive weeks previous to the \_\_\_\_\_  
day of August 1981, in The Carroll County Times a daily  
newspaper published in Westminster, Carroll County, Maryland.

THE CARROLL COUNTY TIMES  
*K. D. Caldwell*

35.00

PETITION FOR VARIANCE  
4th DISTRICT

ZONING: Petition for Variance

LOCATION: West side of Thompson Ave., 440' North of centerline of Deer Park Rd.

DATE & TIME: Thursday, September 17, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a setback of 78' to the center of the road instead of the required 100' and side yard setbacks of 15' and 35' instead of the required 50'

The Zoning Regulation to be excepted as follows:  
Section 1A03.4B.4 - minimum building setbacks in an R, C, 4 Zone

All that parcel of land in the Fourth District of Baltimore County

DESCRIPTION:  
Beginning at a point west side of Thompson Avenue, 440 feet north from the center line of Deer Park Rd. thence S 84° 35' N 220' 40' 20' W 100' to the point of beginning. Also known as 11200 Thompson Avenue.

Being the property of Philip Houck, et ux, as shown on plat plan filed with the Zoning Department

HEARING: Thursday, September 17, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of:  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 7/15/81 ACCOUNT: 01-662

AMOUNT: \$49.45

RECEIVED BY: *Beatrice G. Houck*

FOR: Posting & Advertising of Case #82-82-A

NO 101612

## CERTIFICATE OF PUBLICATION

TOWSON, MD. August 27, 1981

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one-time successive weeks before the 17th day of September 1981, the first publication appearing on the 27th day of August 1981.

*L. L. Lusk*  
THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$ 19.75

PETITION FOR VARIANCE  
4th DISTRICT

ZONING: Petition for Variance

LOCATION: West side of Thompson Ave., 440' North of centerline of Deer Park Rd.

DATE & TIME: Thursday, September 17, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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HEARING: Thursday, September 17, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of:  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

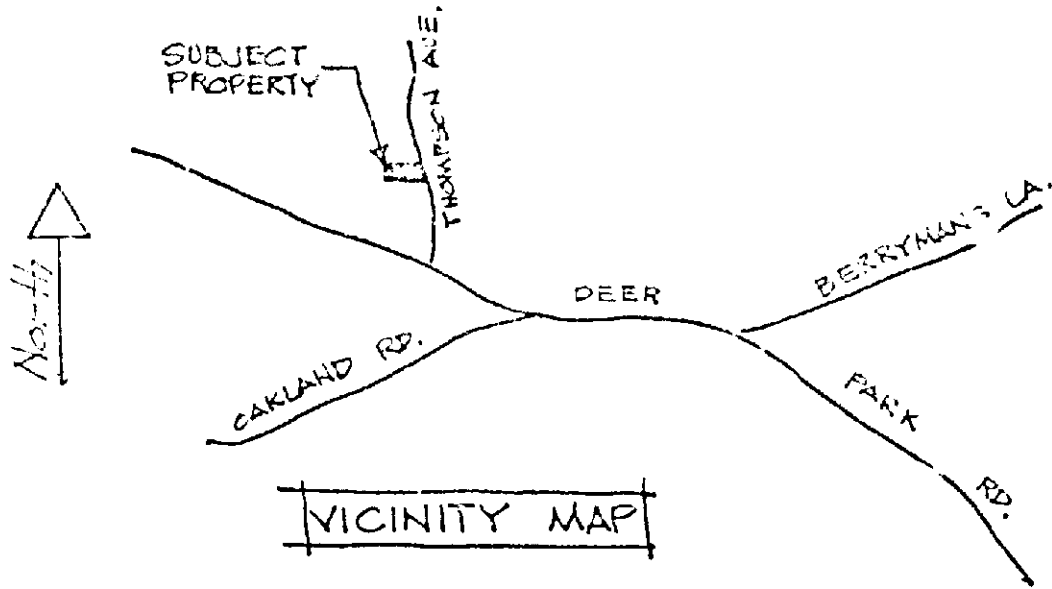
DATE: 8/17/81 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED BY: *Philip Houck*

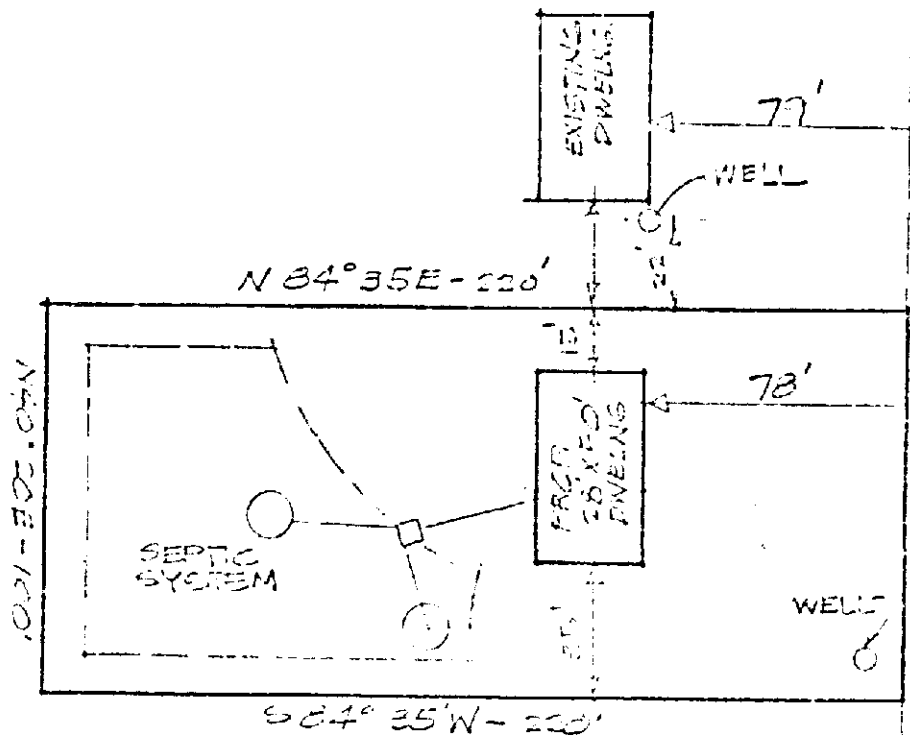
FOR: Filing Fee for Case #82-82-A





North ↑

VACANT



VACANT

THOMPSON AVE. (20' WIDE)

S 84° 35' W - 100'

DEER PARK RD.

PLAT FOR ZONING VARIANCE  
 OWNER: PHILIP & BEATRICE HOUCK  
 4TH ELECTION DISTRICT  
 LIBER No. 1611  
 FOLIO 195  
 ZONE R.C. 4

115M #5

MAP	---
RECORD	---
DATE	---
BY	---
FOR	---
THAT	---

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.	
<u>Philip Houck</u> OWNER	<u>6/25/57</u> DATE
<u>A. T. Houck</u> OWNER	<u>6/25/57</u> DATE